

SEWER COMMISSION MINUTES

August 9, 2006

Mrs. Briggs - The regular meeting of the Town of North Smithfield Sewer Commission meeting was called to order on Wednesday, August 9, 2006 at 7:03 pm.

Roll Call - Mrs. Paul - In attendance was: Mr. Thomas McGee, Mr. Paul Nordstrom, Mrs. Linda-Jean Briggs, Mr. Alvarez and Mrs. Patricia Paul, Secretary. Mr. Connolly and Mr. Tikoian were not present.

1. APPROVAL OF MINUTES

Mrs. Briggs -Approval of Sewer Commission for July 12, 2006 minutes. Are there any corrections, additions, and deletions?

MOTION made by Mr. Nordstrom and seconded by Mr. McGee and voted unanimously on an aye vote to accept and approve as printed the July 12, 2006 minutes.

2. REPORT FROM SUPERINTENDENT - Mr. Alvarez - Stated that he did not have anything to present to the Commission at the meeting.

3. LIZ DEVELOPMENT – a. Release of Phase 1 Bond

Mr. Nordstrom – Stated that he had to recuse himself from Liz Development.

Mrs. Briggs also stated that since Mr. Nordstrom has recused himself and there are only two other members present, a vote cannot be taken on anything on the Liz Development matter and can have a discussion and can take the presentation under advisement.

Mr. Tavares stated that the only reason he was there was to get his bond for phase 1 for the sewer released.

Mrs. Briggs stated that unfortunately she cannot doing anything that evening because there isn't a quorum.

Mr. Tavares's response was ok, no problem.

4. FACILITY PLAN UPDATE – GEREMIA & ASSOCIATES

Mr. Geremia stated that he wanted to go over the overall concept of the facility planning and what they have undertaken on behalf of the Town of North Smithfield and the Sewer Commission, their goals and objectives of the program and look at a future service area. He would also discuss the formation of sewer districts with the future sewered area. (He supplied handouts to members for review). He asked to have the members review the information and explain what they are trying to accomplish and what the objectives that the commission sees for the possibility for the town is incorporated in that. They are looking into dividing the area into five (5) specific areas. The facility plan he stated is very similar to the town's comprehensive plan. It is

a method that grant funding is received or loans or SRF. They do a component of the town's comprehensive plan and it is defined as the wastewater needs. Within the facility plan they will be looking at a wastewater management district. There are two components within wastewater management or facility planning. He stated that one is to sewer the area and the second one is if sewers are not practical or too costly, they look at a wastewater district. By formulation of a wastewater district, the town residents will be able to look at low interest loans through SRF with the formulation of that. With the Planning Department, they incorporated a grant that they received for wastewater management districts ISDS systems and combining it with the sewers. So there will be a comprehensive wastewater component of the town's comprehensive plan. He will discuss the wastewater district and what will formulate the wastewater management district or ISDS. He gave an overview of what they look at in the facility planning that is to look at existing conditions, look at existing sewer district and make an evaluation of that sewer district. The first phase is gathering additional information, such as looking at pumps, motors and interceptors that the town deals with and also look at the sub-service conditions. They look at high ground water table that could be a problem or the ledge or amount of rock before an ISDS system and failures if ISDS systems and compile all of the information. Then they superimpose all of the problem areas and put them on a specific map. Those maps will be put into the facility plan. Then they look at the future demands but first they try and identify a future service area and they look at adjoining sewer areas, ISDS

septic failures, the high groundwater areas, ledge and look at the watershed areas within North Smithfield and Woonsocket that is impacted by the poor conditions and then they come up with the sewer district. Once all identified, they come up with a sewer district. He also stated that he referred to as Chapter 8 in the facility plan which shows the numerous sewer districts and its related costs. He asked that the commission take a look at that and at the next meeting those options that will be discussed with the public. At that time they will look at various costs for each district and look at an overall project costs and an individual cost. They will take the information in the phase 3 of the facility plan and they will summarize the future needs. And basically identifying a sewer district and identify costs to bring sewers to a particular area, the number of homes that will be serviced by that community as well as the cost per homeowner. He expressed that it is important that the homeowner is aware of those costs. Phase 4 of the facility planning efforts, is that they have public participation. He noted that these public meetings began with the start of the public participation. They will have a public meeting to present all the options and they will complete the facility plan and then present it to DEM and then DEM will review the

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documents and make their comments and they will incorporate their comments and at that point in time a draft facility plan goes to a public hearing and at that time there will be a court stenographer and

will present the facts and listen to discussions from the public as to their concerns and issues. That public hearing remains open for ten (10) days. And during that ten day period for those people who might feel uncomfortable presenting in public can give written comments onto the facility plan. All credible comments are reviewed and answered within the facility plan. Once the ten days have expired and those documents that have any significant issues are addressed, they will then submit the document for approval to DEM. They have a 45-day window that they put out for public notice and at that point the document becomes approved. The facility plan is good for five (5) years. Mr. Geremia stated that this document becomes the cornerstone for any sewer project. He noted that the ordinance in North Smithfield establishes sewer districts based upon bonding. They would prepare a cost and a handout that the commission would use to solicit those bonds by the projected districts and costs and the cost per homeowner. The next step in that process would develop design plans and they would have a more accurate estimate and at that point in time they would be identifying more sub service conditions, the extent of ledge, and groundwater, the bidding climate and today's cost of fuel and if it is a state road. In the next phase with the magnitude, they would probably put out several contracts. And individual contractors would bid those contracts. And they would further refine the project costs and the cost to the homeowner. Each phase refines that cost. The only ultimate true value is at that end of the project upon all change orders be concluded, then that cost is there. He cautions the commission/town as they develop those areas

they should not under fund or under project the actual cost of sewers. He states upsets the homeowner. It is an enterprise fund and district and what costs that are incurred by the district will then be paid by those users. The Commission and the town's role is to identify what the Commission believe is a magnitude of dollars that is viable for bonding and what areas are important. Meaning that the residents have shown interest, that it is an environmental issue that is being corrected. The cost of these projects is extremely expensive on these sewer projects. Everyone else will fall under the wastewater management plan. By having a plan in place, the systems can be monitored but will also be able to identify those homeowners that can apply to the state for low interest loans. It is probably 2-3 % money that is available to the homeowner to do those repairs. However they are not eligible until the document is completed. Once all of the mapping is complete, within the next month to month in a half they will come back to the Commission for the next public meeting. And it will be the Commissions decision whether to have it at a Commission's meeting or a separate meeting and at that time they will make a presentation and review everything.

Mr. Geremia has been working with the Commission and with Mr. Alvarez on the upgrades to the various pump stations. There were no bidders for that particular project. There were three bidders at the start of the bid process. One was too busy, the second contractor's, electrician did not give him prices in time for the bid and the third one, the vendor did not provide him the adequate time to complete

his bid. He suggests that it gets re-bid. They have received confirmation that those bids are ready to come back to the community and those projects can be re-bid. Mr. Hencler from his office will meet with Manny and the Finance Director, to establish bid dates and it should be back on within the week.

Mrs. Briggs stated that yes they will have to hold a meeting with the Finance Director to make sure the schedules work out. She also stated that there is a definite need.

Mr. Geremia stated that they tried to identify the issues and will be bid on again and know that there will be three bidders on it and he wants to give them a few weeks to put everything together and they will re-bid it.

The other issue he has is the radio read. They had sent some communications and wants to know if it is a go ahead and that they will need to authorize the contract to a sub consultant to go ahead and do a radio read.

Mrs. Briggs stated that a recommendation was sent to the Town Council last month recommending it would be awarded to TCS Communications and the contract price. She will verify it and it probably wasn't addressed at their last town council meeting but she will follow up with the Council and where it is since the Commission did act on it last month.

Mr. Geremia stated that the reason for the radio read is to have all the alarm to the pump stations report back to Mr. Alvarez's office. But what ends up happening is that it goes through the telephone lines. He also stated that some of the telephone lines are not the best. The communications are fine but the data is a higher quality line and always had problems in the community to identify that and it is costly. With radio communications and once it is installed there is no annual or monthly charge associated with that. The data can be gathered reliably and sent back to the treatment plant and they do not get that failure within the communication system.

In the facility plan O&M will play an important factor. The budgets will be assessed based upon the needs and becomes part of the town's budget. The enterprise fund is funded by the sewer users only. The manpower and cost to operate the telephone lines are all internal to the sewer commissions and budget. They will identify all costs.

Mrs. Briggs asked Mr. Geremia once the maps come back if it would be fair to ask to place them on the October agenda?

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Mr. Geremia's response was that would be ok. It is not a hearing, it would be a normal meeting and inform some of the users and those interested in sewers and post something in the local papers and get

some interest for those that are concerned. He feels that it is important that the public recognizes the issues and concerns. He would also like some feedback from the members before their next meeting. He wants the members to refer to the wastewater management district and wants their thoughts and comments.

5. POUND HILL DEVELOPMENT GROUP-Mr. Alvarez

Mrs. Briggs – Stated that this was also part of Homestead Business Park. She referred to the draft copy of plans for what use to be Homestead Gardens but it is the development of that area.

Mr. Peter Sangermano – Stated that they are seeking permission to install a pump station on the 18 acres of land that houses the ice cream parlor and garden shop to service those two facilities and allow future development on August 9, 2006 the remaining 18 acres of the total 36 acre site. They are proposing at full build out to have a little less than 7,000 gallons per day. They have designed their pump and force main that will tie into the CVS manhole to handle all future developments.

All commission members reviewed plans.

Mrs. Briggs asked if Mr. Sangermano was aware that Geremia had looked at the initial plans. She had received a fax the day before with 17 different items and would be happy to share with him if he had not received a copy of it.

Mr. Sangermano stated that he had not received that fax.

Mrs. Briggs responded that it would identify for him some of the areas that the towns engineer thinks that needs to be tweaked and the requisite would be to submit revised construction plans. She would fax Mr. Sangermano a copy to him tomorrow.

Mr. Sangermano agreed to that.

Mrs. Briggs informed Mr. Sangermano that the Commission will review the plans and stated that since it was in the beginning stages they will provide him a copy of Mr. Geremia's suggestions and put them back on the agenda once all items have been completed on the list and ready to return with the revised plans. At that point the Commission needs time in between Mr. Sangermano completing the tasks and the Commission hearing for Geremia to actually look, evaluate and review and provide the Commission with an opinion. Then the Commission would hear and review the revisions and make a recommendation to the Town Council and would work with them. The assessment fees would be based on the number of connections and the number of units. The Commission would work with the town to try and figure out what that is on the commercial and industrial end.

Mr. Sangermano asked if that some of those would come into play

when he comes back to tie into the 18 acres for the major development into that pump station, is that correct?

Mrs. Briggs stated that the assessment would be based on the number of units that he is tying in at that time and each and every time that he would add.

6. CORRESPONDENCE & COMMUNICATIONS

Mrs. Briggs addressed the correspondence received from Mr. Geremia with regard to Pound Hill Business Park & Homestead Business Park being one in the same.

7. OLD BUSINESS

Mrs. Briggs stated that in January 2006 the Rules that govern the Commission by was not officially enacted but still remain in affect. The Secretary has gone through and updated those rules and they will be made available on one of the next monthly meetings. This is just a confirmation that the same rules will apply as they did in previous years.

Mr. Alvarez brought in preliminary plans for The Meadows to Village Way to North Smithfield.

Mr. Joe Garlick representing Woonsocket Neighborhood Development Corporation wants to know how much to pay for an assessment connection.

Mrs. Briggs asked when was the assessment approved?

Mr. Garlick's response that it was done quite some time ago.

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Mrs. Briggs asked if it was the original build out on Village Way?

Mr. Garlick's response was yes.

Mrs. Briggs asked if it was restricted age?

Mr. Garlick's response was yes it was senior housing.

Mrs. Briggs stated it was before her time and would look into where the assessments stands and would need to determine whether what district it is scheduled to be in and if it is close to the Union Village and although there has been some gray areas with properties in/or around the Union Village area as to whether or not that they are a part of that district and would need to do some research to ensure that they give him the proper assessment.

Mrs. Briggs asked Mr. Garlick if he has gone to the Town Hall?

Mr. Garlick's response was yes and was referred to the sewer commission.

Mrs. Briggs will check into it and get back to him.

8. NEW BUSINESS

None

9. ADJOURN

MOTION by Mr. McGee and seconded by Mr. Nordstrom and voted unanimously on an aye 3-0 vote to adjourn the meeting at 7:50 P.M.

Respectfully Submitted By,

Patricia A. Paul

Sewer Commission Secretary

Revised 9/14/06